

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings, January 3, 1956

January 3, 1957,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P. M.

### ROLL CALL

Present—Commissioners Brisbin, Crego, Froh, Klock, Leadley, Obrecht, Oswald and Teel—(8).

Aldermen Belen, Bradshaw and Moore—(Council Committee)

Absent—Commissioner Thornton—(1).

The proceedings of the regular meeting of December 6, 1956, were approved.

Communications regarding 1957-58 budget from the City Council's chairman of Ways and Means Committee and chairman of the Personnel and Salaries Committee were read.

Chairman Obrecht appointed Commissioner Froh, as chairman, and Commissioners Brisbin and Klock as a budget committee.

A communication from the City Council regarding review of all ordinances pertaining to the City Plan Commission which may be repealed or amended was read.

It was moved and supported that the matter of provision for off-street parking and access to loading and unloading areas for commercial uses in the commercial sections of the Zoning Ordinance be referred to the Ordinance Committee.

Motion carried.

The matter of access ways to properties owned by Walter Neller in the 3300 Block S. Pennsylvania Avenue was again discussed.

It was moved and supported that the matter be tabled.

Motion carried.

A letter from Howard L. Namey, addressed to the City Council and referred to the City Plan Commission, regarding the vacating of the 20-foot alley on Lots 19 and 20, Olds Park Add., in the 1100 Block of Berten Street, was read. The discussion pointed out the importance of alley and off-street parking in connection with commercially used property.

It was moved and supported that we recommend to the City Council that the alley be not vacated.

Motion carried.

It was moved and supported that the tentative plat of Hilltop Subd. be tentatively approved subject to correction of dimensions.

Motion carried.

It was moved and supported that we recommend to the City Council that no action be taken on the petition of O. W. Mourer to rezone Lot 5, except the S. 2 rods of the W. 3 rods thereof, Block 148 (526 S. Capitol Avenue) from "D" Apartment District to "G" Business because the property has just been rezoned to "D-1" Professional Offices District which meets the needs of the petitioner.

Motion carried.

A letter from Bruce J. Maguire, Jr., expressing the desire to withdraw his petition to rezone property beginning at a point 20 feet W. of the W. property line



of N. East Street, 495 feet N. and 53 feet W. of the S.E. corner of Sec. 4, T4N, R2W, and running thence North parallel to the West property line of N. East Street 207.8 feet thence North 89° 45' West along a line parallel to the South line of Thomas Street 30 feet thence South parallel to the West property line of N. East Street 207.8' thence South 89° 45' E. 30 feet to the point of beginning (2107 N. East Street) from "J" Parking District to "G-2" Wholesale District was read.

It was moved and supported that we recommend to the City Council that no action be taken on this petition because of the request for withdrawal of the petition.

Motion carried.

It was moved and supported that we recommend to the City Council that the West 296.67 feet of the East 354.42 feet of the North 1372.7 feet of the South 1412.7 feet of the West 1/2 of the S.W. 1/4 of Sec. 34, T4N, R2W (4600-5000 S. Pennsylvania Avenue) owned by Francis M. Fine, be rezoned from "A" One Family Residence District to "D-M" Multiple District because the property has the necessary acreage for an adequate apartment district, the potential of a shopping center near, and is easily accessible.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Auto Owners Insurance Co. to rezone Lot 11 and the W. 132 feet of Lot 10, Block 138 (409-415 S. Walnut Street) from "D" Apartment District to "J" Parking District be granted because this would permit the expansion of an existing parking lot, and will be an asset to the area.

Motion carried.

Commissioner Froh arrived.

It was moved and supported that we recommend to the City Council that the petition by Immaculate Heart of Mary Church to rezone the East 98 feet of Lot 61, Maple Hill Subd. (3800 Block Rosemont Street) from "J" Parking District to "B" One Family Residence District be granted because the reduction of the parking area will not lower the total area needed for parking below the desired minimum and permit adequate area for a school building.

Motion carried.

Attorney Farhat, representing Alex Alexander, appeared before the Commission to

explain the proposed use of property at the S.E. corner of Buffalo and W. St. Joseph Streets.

After considerable discussion, it was moved and supported that the petition by Alex Alexander to rezone Lots 14, 15, 16, 17 and 18, Midvale Subd. of Block 7, Townsend's Subd. of a part of Setcion 20 (2013-2025 W. St. Joseph Street) from "B" One Family Residence District to "E-1" Drive-In Shop District be tabled.

Motion carried.

It was moved and supported that the petition by Amy E. Carson to rezone the W. 107 1/4 feet of Lot 5, Block 33 (1106-10 N. Washington Avenue) from "D" Apartment District to "F-1" Commercial District be again tabled as requested by the petitioner.

Motion carried.

The advisability of restudying the possibility of a parking area at the rear of the S.E. corner of Washington and Grand River Avenues was briefly discussed.

It was moved and supported that the action of the Commission on January 5, 1956 recommending the rezoning of the West 120 feet of property commencing 33 feet East and 1013 feet North of the S.W. corner Sec. 3, thence East 217 feet, North 91.9 feet to S. line Northlawn Subd., W. 217 feet to East line of East Street, S. 90 feet to point of beginning on Sec 3 (2300 Block N. East Street) from "B" One Family Residence District to "F" Commercial District, and the East 77 feet of this property from "B" One Family Residence District to "J" Parking District be rescinded.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Robert C. Dyer to rezone Com. 33 feet E. and 1013 feet N. of S.W. corner Sec. 3, thence East 217 feet, N. 91.9 feet to South line Northlawn Subd., W. 217 feet to E. line of East Street, S. 90 feet to point of beginning on Sec. 3 (2300 Block N. East Street) from "B" One Family Residence District to "F" Commercial District be not granted because the petitioner is no longer interested in this rezoning.

Motion carried.

The meeting adjourned at 9:40 P. M.

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings, February 7, 1957

February 7, 1957,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Brisbin, Crego, Froh, Klock, Leadley, Obrecht, Oswald, Teel and Thornton—(9).

Absent—Ald. Belen, Bradshaw and Moore. (Council Committee)

The proceedings of the regular meeting of January 3, 1957, were approved.

Suggested Capital Improvements for the year 1957-1958 submitted by the various department heads together with other necessary expenditures and estimated income were reviewed and discussed.

Mr. John Anas, President of the Board of Education; Mr. Pressley, City Assessor; Mr. Ziogas, Manager of the Civic Center; Mr. Foltz, representing the Comptroller; Mr. Bancroft, Superintendent of Parks and Cemeteries; Mr. Hayes, Traffic Engineer, were present for the discussion.

After thorough discussion of all proposed items for the Capital Improvement Program, it was moved and supported that recommendations for Capital Improvements and essential expenditures at an estimated cost of \$3,080,500, including \$50,000 Contingent Fund for the new City Hall and \$97,000 for acoustical treatment to the Civic Center Auditorium, be transmitted to the City Council under covering letter for the City Council's consideration.

Motion carried.

Commissioner Froh, Chairman of the Budget Committee, reported on the proposed budget for the year 1957-1958 and the proposed budget for May and June 1958.

It was moved and supported that the budgets as presented be adopted.

Motion carried.

It was moved and supported that the

tentative plat of Eton Downs No. 1 Subd. be tentatively approved.

Motion Carried.

It was moved and supported that we recommend to the City Council that the Plat of Jenison Park Subd. be approved.

Motion carried.

Commissioner Froh was excused from the meeting.

It was moved and supported that we recommend to the City Council that the plat of Lyncott Park Subd. be approved subject to the dedication by the Park and Cemetery Board of a 30-foot strip (North  $\frac{1}{2}$  of Euclid Street extended) on the South end of their property for street purposes.

Motion carried.

The Director advised the Commission of the receipt of a letter from Ralph Daniel regarding school and city merger.

It was moved and supported that the letter be read at the next meeting.

Motion carried.

The Director explained the status of the Commission Members whose terms expired January of this year, also that the full Commission under the new City Charter would be officially constituted as of July 1, 1957 and that the terms of office of Chairman, Vice-Chairman and Secretary expire at this time.

It was moved and supported that Commissioner Obrecht, Commissioner Froh, and the Director continue as Chairman, Vice-Chairman and Secretary, respectively, to the July 1957 meeting.

Motion carried.

The Director read a telegram and letter from the Shell Oil Company addressed to Mr. and Mrs. Alex Alexander regarding their interest in the property at the S.E. corner of St. Joseph and Buffalo Streets. The letter was referred to the Zoning Committee.

The meeting adjourned at 11:30 P.M.

VICTOR G. LEYERER,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings March 7, 1957

March 7, 1957,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Brisbin, Froh, Leadley, Obrecht, Oswald, Teel and Thornton—(7).

Alderman Belen—(Council Committee).

Absent—Commissioners Crego and Klock—(2).

Aldermen Moore and Bradshaw—(Council Committee).

The proceedings of the regular meeting of March 7, 1957, were approved.

It was moved and supported that the members of the various committees continue to serve on their respective committees until the July meeting, as suggested by Chairman Obrecht.

Motion carried.

A letter from Ralph Daniel regarding political and school merger of Lansing and the surrounding school districts was read. It was moved and supported that the letter be transmitted to the joint study committees on annexation and a letter be sent to Mr. Daniel informing him of our action.

Motion carried.

Commissioner Leadley arrived at the meeting.

Use of the property on the West side of Logan Street between Olds and William Streets was discussed. It was moved and supported that the matter be tabled until a report from Mr. Bancroft is received.

Motion carried.

It was moved and supported that we recommend to the City Council that the Plat of Lyncott Park No. 1 Sub. be approved.

Motion carried.

After discussion with Mr. Alex Alexander and his attorney, Leo Farhat, of the petition to rezone property at 2013-2025 W. St. Joseph Street from "B" One Family Residence District to "E-1" Drive-In Shop District, it was moved and supported that we recommend to the City Council that the petition by Alex Alexander to rezone Lots 14, 15, 16, 17 and 18, Midvale Sub. of Block 7, Townsend Sub. of a part of Section 20 (2013-2025 W. St. Joseph St.) from "B" One Family Residence District to "E-1" Drive-In Shop District be granted.

Motion carried.

The staff presented a drawing of a proposed Industrial Highway on the West side of the City to connect with the proposed Logan Street extended bridge.

Chairman Obrecht announced that a special meeting will be held on March 21, 1957, for the purpose of reviewing more recent developments on the Master Plan studies.

The meeting adjourned at 9:00 P.M.

VICTOR G. LEYER,  
Secretary.



# OFFICIAL PROCEEDINGS OF Board of Electrical Examiners OF THE CITY OF LANSING

## Proceedings March 19, 1957

Lansing, Michigan,

March 19, 1957.

Members Present—J. A. Wright and E. J. Baker and Inspectors Donald E. Deal and Claude Edwards.

Ronald Ridenour requested examination for "B" Journeyman license.

Glen E. Irwin requested examination for contractor's license. Examination started in another room.

A quorum not being present the meeting was not called to order. Mr. Deal remained until the examinations were completed.

Respectfully submitted,

DONALD E. DEAL,  
Secretary.

# OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

## Proceedings, March 21, 1957

March 21, 1957,

City Hall Annex,

Lansing, Michigan,

The special meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

### ROLL CALL

Present — Commissioners Brisbin, Froh, Leadley, Obrecht and Teel—(5).

Alderman Belen (Council Committee).

Absent — Commissioners Crego, Klock, Oswald and Thornton—(4).

Aldermen Bradshaw and Moore (Council Committee).

Chairman Obrecht announced that the meeting had been called to review progress to date on Master Plan studies. The staff then reviewed briefly progress which had been reported at a previous special meeting for this purpose and reported more in detail progress since that time.

The meeting adjourned at 9:45 P.M.

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF THE CITY PLAN COMMISSION OF THE CITY OF LANSING

## Proceedings, April 4, 1957

April 4, 1957,  
City Hall Annex,  
Lansing, Michigan,

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Brisbin, Crego, Froh, Klock, Leadley, Obrecht, Oswald, Teel and Thornton—(9).

Absent—None.

Aldermen Belen, Bradshaw and Moore. (Council Committee).

The Proceedings of the regular meeting of March 7, 1957, were approved. The Proceedings of the special meeting of March 21, 1957 were also approved.

Commissioner Froh, Chairman of the Budget Committee, discussed the importance of employment of summer help in connection with the work of the Master Plan.

It was moved and supported that the Ways and Means Committee of the City Council be requested to include an appropriation of \$2,000 for extra help in the City Plan Commission's Budget to permit the employment of two planning students for the summer months.

Motion carried.

A policy statement to guide the City Plan Commission in considering zoning for gasoline service stations was discussed at length.

It was moved and supported that the following policy statement to serve as a guide for the staff and Commission in considering zoning for gasoline service stations be adopted.

### POLICY ON REZONING FOR GASOLINE SERVICE STATIONS

This policy statement to serve only as an interim guide until the adoption of new ordinances that will better provide for the location, distribution, and existence of gasoline service stations.

That all proposed locations for gasoline service stations should meet the following criteria:

1. Shall not be located so as to become an isolated spot of commercial use in a residential neighborhood.
2. Shall be so far as possible located in compact groups so as to prevent the undue scattering of same.
3. Shall be located only on streets that are not within the interior of a neighborhood and that carry a large enough volume of traffic to classify them as major streets.
4. Shall not be located where they will become a traffic hazard.
5. Shall not be located within 500 feet of a church or school or in the same block.
6. Shall not be located within 200 feet of a place of public meeting.
7. Minimum lot size shall conform to the following:

#### (a) Frontage

	Minimum	Ideal	Stat. for Trucks
Corner Lot .....	100 feet	125 feet	300 feet
Interior Lot .....	150 feet	200 feet	500 feet



## (b) Depth

	Minimum	Ideal	Stat. for Trucks
Corner Lot .....	100 feet	125 feet	300 feet
Interior Lot .....	100 feet	150 feet	200 feet

8. Plans shall be submitted so that the layout can be examined. Such Plans,
  - (a) Shall not have a curb cut within 20 feet of a street intersection at the curb.
  - (b) Shall be a set back of at least 20 feet for all facilities.
  - (c) All drives shall be hard surfaced.
  - (d) Lights shall be arranged as to reflect away from adjoining residential property.
  - (e) Shall have side yard and rear yard of 25 feet.
9. Where a proposed Gasoline Service Station is adjacent to a residential use, screening from the abutting property should be required.

It was moved and supported that the motion be amended to include that a copy of this policy statement be sent to the City Council.

Motion carried.

The original motion as amended was then adopted.

It was moved and supported that we recommend to the City Council that the Plat of Hilltop Subd. be approved.

Motion carried.

Preliminary plans by the Consulting Engineer, Mr. McLlraavy, of the Logan Street extended bridge were reviewed and discussed by the Commission.

It was moved and supported that the following recommendation be transmitted to the City Council.

After reviewing the proposed plans for the extension of Logan Street and for the bridge over the Grand River with respect to the location, character and extent thereof, the City Plan Commission has the following recommendations for modification and revisions.

1. That the proposed location is the best location.

## (a) Reasons:

(1) It will provide maximum amount of sight distance.

(2) It works in well with any proposed grade separation on U.S. 16 which may be needed in the future.

(3) It will tie up with M-174 (Dewitt Road).

(4) It is the most economical location and will do the least damage to abutting property.

2. That the side walks on the bridge could be narrowed from 6 feet to 4½ feet or 5 feet.

## (a) Reasons:

(1) This is sufficient width to carry the amount of pedestrian traffic anticipated in this vicinity.

(2) This reduction in width would allow for the installation of a 2-foot or 3-foot divider strip in the center of the pavement.

3. That there be at least a 2-foot divider strip on the bridge.

## (a) Reasons:

(1) The divider strip would cut the potential of head-on collisions.

(2) It would assist in keeping traffic moving at normal speeds.

(3) It would keep traffic from using opposing traffic lanes for passing purposes.

4. That there be at least a 4-foot divider strip on that section of roadway between the north end of the Bridge and Grand River Avenue.

## (a) Reasons:

(1) The divider strip would be an added safety factor in the design of the road.



(2) It would provide a minimum of refuge for pedestrians.

(b) A wider divider would be desirable but not necessary as there is no anticipated need for left turn storage lanes except at the intersection of Logan Street and Grand River Avenue where a left turn storage lane should be provided.

5. That consideration be given in the proposed bridge plans for a grade separation, either now or later, to bring traffic destined north from the proposed Industrial Highway under and onto the new bridge thus eliminating any grade crossing. This is indicated diagrammatically on the "Proposed Industrial Highway Plan". Also, that acceleration and deceleration lanes be incorporated into the plans for traffic destined to and coming from the Industrial Highway.

(a) Reason:

(1) The connection with the proposed bridge would be a major item in the plans for the Proposed Industrial Highway and would provide a direct connection between M-78, the Industrial District on Lansing's West Side, and Grand River Avenue. The eventual traffic volumes on this Industrial Highway could conceivably exceed those volumes anticipated for Logan Street, making it absolutely essential to have this connection.

6. That consideration be given to the eventual widening of Alice Street and also to the widening of Logan Street from Willow Street to Saginaw Street to allow for 4 lanes of moving traffic.

(a) Reason:

(1) The traffic volumes anticipated will almost immediately exceed the capacity of existing Alice and Logan Streets.

7. That consideration be given to provide a method for the eventual widening of this facility to 6 lanes, especially the bridge and the roadway north of the bridge to Grand River Avenue, if the traffic volumes eventually warrant this widening.

(a) Reason:

(1) The future traffic volumes could easily approach 3,000 vehicles per hour in a peak hour with the combined volumes of Logan Street and the Industrial Highway. This would necessitate the use of 6 lanes to provide the needed capacity.

Motion carried.

Commissioner Klock arrived at 9:23 P.M.

The Director reported that a request had been received from the City Council for a report on the effect of a parking lot at the N.E. corner of Saginaw and Westmoreland Streets on Lots 142 and 143, Oakdale Subd. on the surrounding properties.

After some discussion, it was moved and supported, that a communication be sent to the City Council advising them of the effects of such use as follows:

**Effects of Such Use Upon the Character of the Neighborhood:**

The Character of the Neighborhood would be adversely affected by the proposed facility, but this effect would be somewhat reduced if the provisions of the "J" Parking section of the Zoning Ordinance are required.

**Effects of Such Use Upon Traffic Conditions:**

There would be a burden upon Traffic Conditions on W. Saginaw Street caused by the turning movements connected with the proposed lot. These detrimental effects could be alleviated by removing parking on the North side of Saginaw Street in the immediate vicinity and by designing the parking lot to allow for an exit but no entrance from Saginaw Street.

**Effects of Such Use Upon Public Utility Facilities:**

There will be no excessive use of existing facilities and thereby no detrimental effect.

**Effects of Such Use Upon Other Matters Pertaining to the General Welfare:**

The market and assessed valuations of the adjacent properties will be adversely affected by the proposed use.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Joseph E. Hughes to rezone Lot 4, Block 5, Assessor's Plat No. 20, (1426 S. Pennsylvania Avenue) from "C" Two Family Residence District to "E-1" Drive-In District be not granted because the establishment of "E-1" Drive-In District in this location would constitute "spot zoning" and be detrimental to the adjacent properties, be hazardous to the children and have an injurious effect on the traffic flow of this entirely residential street.

Motion carried.



Mayor Crego arrived at 9:29 P.M.

It was moved and supported that we recommend to the City Council that the petition by Angell Priggooris to rezone Lots 58, 59 and 60, Parkdale Subd. (N.W. corner E. Mt. Hope and Alpha Streets) from "A" One Family Residence District to "C" Two Family Residence District be not granted.

Motion lost.

It was moved and supported that we recommend to the City Council that the petition by Angell Priggooris to rezone Lots 58, 59 and 60, Parkdale Subd. (N.W. corner E. Mt. Hope and Alpha Streets) from "A" One Family Residence District to "C" Two Family Residence District be granted because the requested zoning is a logical use of the property in question.

Motion carried.

At the suggestion of Mayor Crego, Don Foote, Realtor, appeared before the Commission to discuss the urban renewal program. The Director reported on his investigations and findings during the past year with the Urban Renewal Administration and our Consultant.

It was moved and supported that the Director be requested to arrange with our consultant for a meeting with the Commission relative to further study of Urban Renewal by the Commission as well as of other matters on the third Thursday of this month if possible.

Motion carried.

The meeting adjourned at 10:05 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE CITY PLAN COMMISSION OF THE CITY OF LANSING

## Proceedings, April 18, 1957

April 18, 1957,  
City Hall Annex,  
Lansing, Michigan.

The special meeting of the Planning Board was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

### ROLL CALL

Present — Commissioners Brisbin, Froh, Leadley, Obrecht and Oswald—(5).

Absent—None.

The Chairman explained that this meeting was called in accordance with the Planning Board's decision of April 4, 1957, to meet with our consultant to discuss Urban Renewal. Mr. Matthews, consultant, explained the Urban Renewal program in considerable detail.

It was moved and supported that the Director be directed to continue his investigation and obtain additional information from the District office of H.H.F.A. relative to their present views as to the possibility of Urban Renewal projects in Lansing.

Motion carried.

Commissioner Obrecht was excused at 9:00 P.M.

Mr. Matthews also, on request, gave his views on the status of the Master Plan and on the problem of annexation. He was asked to confirm those views by letters to the Chairman.

The meeting adjourned at 9:20 P.M.

VICTOR G. LEYERER,  
Secretary.



# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, May 16, 1957

May 16, 1957

City Hall Annex

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Brisbin, Froh, Leadley, Obrecht, Oswald and Sinas—6.

Councilman Potter (Council Committee).

Absent—None.

Councilman Belen (Council Committee).

The proceedings of the regular meeting of April 4, 1957, and the Special meeting of April 18, 1957, were approved.

The Director read a letter from the Housing and Home Finance Agency in reply to his letter of April 26, 1957. It was moved and supported that another communication be sent to Housing and Home Finance Agency urging a visit to Lansing at their earliest convenience.

Motion carried.

A resolution from the City Council directing the Planning Board to establish a committee on Urban Redevelopment was read. It was moved and supported that the Chairman appoint a committee on Urban Renewal.

Motion carried.

It was moved and supported that we recommend to the City Council that the deed from the Board of Education for the extension of Cavanaugh Road be accepted.

Motion carried.

It was moved and supported that acceptance of Lyncott Park Subd. #2 be recom-

mended to the City Council as soon as petition for the rezoning of this property to "A" One-Family Residence District is filed.

Motion carried.

The Director read a proposed set of rules of administrative procedure as required by the City Charter. After some discussion, it was moved and supported that the Chairman appoint a committee of two to work with the Director on such suggested rules.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by G. B. Paine to rezone the S. 130.3 ft. of the N. 320.3 ft. of Lot 39, Assessor's Plat #11 (1512 Sunset Ave.) from "G-2" Wholesale District to "H" Light Industrial District be granted because the requested zoning will allow for the best and most economical use of the land, being adjacent to an "H" Light Industrial District and in an area that has the potential of becoming entirely industrial.

Motion carried.

Mr. Robert F. Keusch at 1355 Roosevelt St. explained to the Commissioners the use of land in the township adjacent to property in the 800 and 900 blk. of Filley St. It was moved and supported that we recommend to the City Council that the petition by Robert F. Keusch and Russell Reed to rezone property com. at a point on the centerline of Sec. 5, 16½ ft. W. of the E. line of Sec. 5, thence W. to the intersection of the centerline of Sec. 5 and the N. line of Filley St., thence South East along the north line of Filley St. to a point 16½ ft. W. of the east line of Sec. 5, thence north to point of beginning (800 and 900 Block Filley St.) from "A" One-Family Residence District to "H" Light Industrial District be granted because the requested zoning is a logical use of the property in question. It is across the street from Industrial Zoning and in an area of potential industrial use.

Motion carried.



Mr. R. W. Dilworth representing Gulf Oil Corp., prospective purchaser of property at the N.W. corner of Willow and Comfort, explained briefly the type of development this company would like to place on this property.

Mrs. Paul Crockett at 1624 W. Willow, Robert C. Brewster formerly of 1218 Cawood, Mr. Raymond Bassett at 1708 W. Willow, Mr. Clayton W. Bassett at 1214 Comfort St., Mr. Donald O. Weston at 1608 W. Willow, Mike King at 1322 Comfort, and Louis O. Ingalls at 1218 Cawood all protest that a gasoline service station at this location would be detrimental to their property and would be a traffic hazard. Mrs. Crockett read a petition of protest signed by fifty-three names. It was moved and supported that we recommend to the City Council that the petition by Lawrence J. Starr and Mary Starr to rezone the S. 100 ft. of Lot 1 and the S. 100 ft. of the E. 46 ft. of Lot 2, Assessor's Plat #11 (N.W. corner of Willow and Comfort) from "A" One-Family Residence District to "E-1" Drive-In Shop District be not granted because the proposed zoning and use would not be compatible with the surrounding single family residence zoning in this area.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Nora A. Bailey to rezone Lot 77 and 78, Foster Farm Add. (2310 E. Saginaw St.) from "B" One-Family Residence District to "E-1" Drive-In Shop District be not granted because the size of the property does not conform to the minimum size required by gasoline service stations and would tend to become a traffic hazard on a heavily traveled street.

Motion carried.

A copy of a notarized agreement signed in February, 1950, by Zoo L. Parks and Janette Parks agreeing to occupancy by one family only during their term of ownership of property at 1502 May St. was read. A copy of a letter dated January 26, 1956, addressed to Mr. and Mrs. Zoo L. Parks by D. J. Bussley, Assistant Building Commissioner, advising them that on October 13, 1947, a building permit was issued to

erect a one-family dwelling at 1502 May St. and that when it became apparent in 1950 that a two-family dwelling was being erected in violation of the Lansing Zoning Ordinance the above mentioned agreement was signed. The letter also advised that an inspection of the property on January 26, 1956, disclosed that a kitchen on the second floor of the building had been installed, thereby creating a two-family dwelling, and that compliance with the zoning ordinance would necessitate removal of the kitchen facilities located on the second floor and non-compliance with this ordinance would make it necessary to report the violation to the City Attorney. A letter from D. J. Bussley, Assistant Building Commissioner, to the Planning Board stating that only one building permit for a one-family residence at 1502 May St. had been issued to Mrs. Zoo Parks on October 13, 1947, and no other building permits had been issued since that date for this location. The above facts disproved the statement on the petition for rezoning signed by Zoo L. Parks that a building permit had been issued and the house rebuilt for the purpose of providing a residence on the second floor at 1502 May St. It was moved and supported that we recommend to the City Council that the petition by Zoo L. Parks to rezone Lot 11, Taylor Abstract Co.'s Addition (1502 May St.) from "B" One-Family Residence District to "C" Two-Family Residence District be not granted because the rezoning of this property would create a small section of "C" Two-Family Residence in an area zoned entirely "B" One-Family Residence and would not be based upon a comprehensive plan because the area is not a logical location for a two-family residence district and that the background of this case be given in a communication to the City Council.

Motion carried.

A letter from Charles W. Matthews of Ladislav Segoe and Associates addressed to Chairman Obrecht regarding progress on the Master Plan to date was read. It was moved and supported that a copy of this letter be mailed to the Chairmen of the Ways and Means, Personnel, and Planning Committees.

Motion carried.

The meeting adjourned at 10:40 P.M.

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, July 2, 1957

July 2, 1957,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the Planning Board was called to order by the Vice-Chairman, LaRoy Froh, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Brisbin, Froh, Leadley, Miller, Ridenour and Toebe. (6)

Councilmen Belen and Potter. (Council Committee)

Absent—Commissioner Sinas. (1)

The proceedings of the regular meeting of June 6, 1957, were approved.

It was moved and supported that Commissioner Froh be elected as Chairman of the Board for the term of 1 year.

Motion carried.

It was moved and supported that Commissioner Brisbin be elected as Vice-Chairman of the Board for the term of 1 year.

Motion carried.

It was moved and supported that the Planning Director be elected as Secretary of the Board for the term of 1 year.

Motion carried.

A letter from the City Attorney, Joseph Lavey, regarding the voting privileges of a member of the Planning Board on any matter in which he may have sufficient interest to profit thereby was read. The letter suggested that the Planning Board adopt a procedure to follow when such a situation arises in its rules and regulations. It was moved and supported that the letter be referred to the special committee on Rules and Regulations of Administrative Procedure.

Motion carried.

A letter from the Community Services Council regarding the expiration of the term of service as delegate from the Board, John F. Brisbin, and delegate from the staff, the Planning Director, was read. Chairman Froh appointed Commissioner Leadley as the Board's delegate and the Director as the staff delegate to the Community Services Council for the year beginning July 1, 1957.

The Director advised the Board that the City Clerk is preparing to have printed copies of the Zoning Ordinance including any changes which have been made therein to date and pointed out certain corrections which might well be made in the Ordinance at the present time, such as substituting the words "Planning Board" in any places where the words "City Plan Commission" now appear, also the renumbering of Sections 6B, 6C, 12 and 12A to place them in their logical sequence, also that the section on Board of Appeals call for a membership of eight instead of five to conform to the Charter requirements and the concurring vote of six members instead of four to reverse the order of the Building Commissioner to conform to the State Statute. It was moved and supported that these corrections be recommended to the City Council in order to agree with the Charter and State Statute and to make necessary corrections as suggested by the City Clerk.

Motion carried.

The Director reported further on his conversation with petitioners to close the alley in the rear of Colonial Village Baptist Church, 2010 Boston Blvd., including their property South to Cooper, off West Mt. Hope Ave., and also his conversation with Mr. A. J. Lynch, General Manager of the C & J Commercial Drive-A-Way Inc., in which he expressed his corporation's intent to deed their share of the vacated alley to the property owners on Boston Blvd. It was moved and supported that the matter be referred to the Streets Committee.

Motion carried.

A letter from Monsignor John A. Gabriels, Pastor of the Church of the



Resurrection, requesting permission to close the East and West alley through the center of the block bounded by Michigan Ave., Custer, Jerome and Rumsey Sts., was read. It was moved and supported that we recommend to the City Council that the alley be vacated because the church owns all abutting property.

Motion carried.

A resolution by the City Council that appropriate action be taken to develop the alley running between Boston Blvd. and Pattengill Ave. which was referred to the Planning Board, was read. It was moved and supported that the matter be referred to the Streets Committee.

Motion carried.

A communication from the City Council and referred to the Planning Board regarding review of the Off-Street Parking Survey dated July 1, 1954, was read. It was moved and supported that this matter be referred to the staff for study and report on the advisability of a special review of this survey at this time in view of the fact that the work of the Master Plan, which includes a parking survey is now in progress.

Motion carried.

A letter from Walter Bengry, owner of Bengry's Pharmacy in the 1200 Block of West Saginaw St., urging purchase by the City of a house and lot directly behind the store in this block for off-street parking was read. It was moved and supported that this matter also be referred to the staff to be included in the report on Outlying Area Parking Survey.

Motion carried.

The matter of duplication of street names in Euclid St. and Euclid Place which was referred to the Planning Board by the City Council was discussed. The Director reported that a change in the name of Euclid St. had been proposed to the City Council a number of years ago by the Street Naming Committee. It was moved and supported that the matter be referred to the staff with instructions to suggest some possible names in place of Euclid Street.

Motion carried.

Robert S. Perry, representative of the Shell Oil Co., appeared before the Board and presented a plan for a service station at the N.W. Corner of South Pennsylvania Ave. and East Kalamazoo Street for which request had been made to rezone to "E-1" Drive-In Shop District. After some dis-

cussion regarding traffic conditions in this area, it was moved and supported that we recommend to the City Council that the petition to rezone the E. 129 ft. of South 14 ft. of Lot 9 and East 129 feet of Lot 11, Block 15, Green Oak Addition, (N.W. Corner of S. Pennsylvania Ave. and E. Kalamazoo St.) from "C" Two Family Residence District to "E-1" Drive-In Shop District be not granted because the property does not meet the minimum requirements set up in the Policy on Rezoning for Service Stations and such use would create a traffic hazard in this area.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition of Ruth C. Dodge to rezone the West 36 feet of Lot 11 and the South 14 feet of West 36 feet of Lot 9, Block 15, Green Oak Addition, (917 E. Kalamazoo St.) from "D-M" Multiple Dwelling District to "E-1" Drive-In Shop District for the construction of a gasoline filling station be not granted because the property does not meet the minimum requirements set up in the Policy on Rezoning for Service Stations and such use would create a traffic hazard in this area.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition of Harold M. Davis to rezone property Com. 1069 ft. East and 345 ft. North of S. ¼ post of Sec. 33, thence North 60 ft., thence East 183.7 ft., thence South 60 ft., thence West to point of beginning on S.E. ¼ of Sec. 33, (5006 South Cedar St.) from "A" One Family Residence District to "J" Parking District be granted providing for a 6-inch curb on the East line of the property and a dense evergreen planting with a mature height of 4 to 5 ft. on the North line of the property because the rezoning will add parking area to a proposed shopping center.

Motion carried.

Mr. Frank H. Butterfield represented property owners in the 3800 Block of South Cedar Street in their petition to rezone their properties for Commercial use stating that it is the desire of the property owners to deed the West 20 ft. of their property for alley purposes to connect with alley right-of-way on both sides of their property and presented signed statement to that effect. It was moved and supported that we recommend to the City Council that deeds for the West 20 ft. of Lots 10, 11 and 12, Jessops Home Gardens (3800 Block South Cedar St.), owned by William Smith, Joe Hammond and Marshall L. Coolidge, for alley purposes, be accepted and that the East 120 ft. of these lots be rezoned from "A" One Family Residence District to "T" Commercial District and that the West 44 ft. of the East 164 ft.



of these lots be rezoned from "A" One Family Residence District to "J" Parking District because the requested zoning is a logical use of the property and is in conformity with the zoning of the adjacent properties.

Motion carried.

It was moved and supported that the Director prepare a suggested ordinance for

possible recommendation to the City Council to require development of an alley in connection with a Commercial development within a limited time after the beginning of such Commercial use.

Motion carried.

The meeting adjourned at 1050 P.M.

VICTOR G. LEYERER,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, August 1, 1957

August 1, 1957,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the Planning Board was called to order by the Chairman, LaRoy Froh, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Brisbin, Froh, Leadley, Miller, Ridenour, Sinas and Toebe —7

Councilman Potter. (Council Committee.)

Absent—Councilman Belen (Council Committee).

The proceedings of the regular meeting of July 2, 1957, were approved.

The following committees were appointed by the Chairman, LaRoy Froh:

### Public Lands and Buildings

Mr. Miller, Chairman  
Messrs. Sinas and Toebe

### Streets

Mr. Toebe, Chairman  
Messrs. Sinas and Miller

### Zoning

Mr. Brisbin, Chairman  
Mrs. Leadley and Mr. Ridenour

### Ordinances

Mr. Sinas, Chairman  
Mr. Brisbin and Mrs. Leadley

### Urban Renewal

Mr. Ridenour, Chairman  
Messrs. Miller and Toebe

It was moved and supported that the Committee Appointments be approved.

Motion carried.

Mr. John Dunn discussed with the Board his petition to rezone his property in the 1800 Block of West Saginaw Street, stating that it was his intention to hard surface that part of his lot not built upon and to provide some type of fencing.

It was moved and supported that we recommend to the City Council that the South 50 ft. of the West 31 ft. of Lot 1, Assessor's Plat of Saginaw Park (1800 Block of W. Saginaw Street) be rezoned from "B" One Family Residence District to "F" Commercial District and that the balance of the lot be rezoned from "B" One Family Residence District to "J" Parking District providing for a properly treated Redwood or Cedar fence of the louvered type with boards running perpendicular to the ground and five feet six inches in height on the East and North lines of the "J" Parking area.

Motion carried.

It was moved and supported that the matter of access ways to properties owned by Walter Neller in the 3300 Block of South Pennsylvania Ave. be tabled because of the absence of the owner.

Motion carried.

It was moved and supported that the City Council be advised that the Planning Board considers that it has no jurisdiction in the matter of requiring the development of the alley running between Boston Blvd. and Pattengill Ave.

Motion carried.

The request for the vacation of a part of the alley West of Boston Blvd. South of Mt. Hope Ave. was again discussed. It was moved and supported that we recommend to the City Council that the petition to vacate the alley in the rear of



the Colonial Village Baptist Church, 2010 Boston Blvd., including their property South to Cooper St. off W. Mt. Hope Ave. be granted.

Motion not voted upon because of adoption of subsequent motion to table.

It was moved and supported that this matter be tabled to investigate the possibility of an easement through the Colonial Village Baptist Church property or another means of ingress and egress to the parking area at the rear of the apartment building North of the church property.

Motion carried.

The Director reported on the matter of a special review of the Outlying Area Parking Survey dated July 1, 1954, in relation to the work on the Master Plan, which includes a parking survey, now in progress. Commissioner Froh, with approval of the members, appointed Commissioner Brisbin, Councilman Potter and the Director to meet with the Buildings and Properties Committee of the City Council to discuss this matter and report back at the next meeting. It was suggested that the Traffic Engineer and members of the Traffic Board be invited to join in this meeting.

The Director also reported on the letter from Walter Bengry, 1236 W. Saginaw St., regarding purchase by the City of a house and lot directly behind the stores in this area for off-street parking. Chairman Froh, with approval of the members, directed that this matter also be discussed with the Buildings and Properties Commit-

tee of the City Council by the above named committee.

It was moved and supported that we recommend to the City Council that the name of Euclid Street be changed to Brownwood Street.

Motion carried.

The Director reported on his conversation with the City Attorney regarding the suggested ordinance for the development of an alley in connection with Commercial use, stating that such a provision should be investigated for inclusion in the new Zoning Ordinance.

It was moved and supported that an interim ordinance to require improvement within thirty days of the start of a commercial business, if such alley is found necessary, be considered by the Ordinance Committee and the advice of the Board's Consultant, Mr. Segoe, obtained.

Motion carried.

It was moved and supported that the matter of Rules of Administrative Procedure, which has been referred to the Ordinance Committee, be reported on at the next meeting.

Motion carried.

The meeting adjourned at 10:00 P.M.

VICTOR G. LEYRER,  
Secretary

# OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, September 5, 1957

September 5, 1957,  
City Hall Annex,  
Lansing, Michigan.

The regular meeting of the Planning Board was called to order by the Chairman, LaRoy Froh, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Brisbin, Froh, Leadley, Miller, Ridenour and Sinas—6.  
Councilmen Belen and Potter (Council Committee).

Absent—Commissioner Toebe—1.

The proceedings of the regular meeting of August 1, 1957, were approved.

Mr. LeRoy Rulison appeared before the Board in support of his petition to rezone his property at the N.E. Corner Clark and Grand River Ave. and two lots in the rear thereof on Clark Street, stating that he would like to move his business to this address and pointing out the non-conforming use on the West side of Clark Street and the condition of housing in the immediate area. The Board discussed with Mr. Rulison the possibility of considering a change in zoning for that portion of the property on Grand River Avenue. It was moved and supported that the petition to rezone Lots 53 and 54 from "B" One Family Residence District and Lot 55 and North 34 ft. of Lot 56, Otto's Addition, from "C" Two Family Residence District be tabled until the next meeting for further study.

Motion carried.

Mr. Richard Shepler appeared before the Board in favor of his petition to rezone property at 1412 S. Pennsylvania Avenue, stating that it was his intention to construct a doctor's and accountant's office. It was pointed out that the requested zoning, "E" Apartment-Shop District, would permit any type of retail business which would be detrimental to the residential area which completely surrounds this property. A requested letter from the Traffic

Engineer also pointed out the traffic hazard in connection with a retail establishment in this area. It was moved and supported that we recommend to the City Council that the petition by Richard Shepler to rezone Lot 3, Block 5, Assessor's Plat No. 20 (1412 S. Pennsylvania Ave.) from "C" Two Family Residence District to "E" Apartment-Shop District be not granted because this would be spot zoning in an entirely "C" Two Family Residence District and commercial development would cause a traffic hazard.

Motion carried.

Mr. Lawrence Marrison appeared before the Board in support of his petition to rezone property at 114 Bank Street to permit a replacement of the present warehouse. It was pointed out that even though the storage is used in connection with the retail business, building permit for the replacement of the present inadequate warehouse could not be issued because that part of the lot is divided from the balance of the property by a private alley. It was moved and supported that we recommend to the City Council that the petition by Lawrence Marrison to rezone the West 44 ft. of Lot 4, Block 18, Park Place Addition (114 Bank Street) from "F" Commercial District to "G" Business District be granted.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Francis Fine to rezone the West 296.67 feet, of the East 354.42 feet, of the North 1372.7 feet, of the South 1412.7 feet, of the West  $\frac{1}{2}$  of the S.W.  $\frac{1}{4}$  of Sec. 34, T. 4 N., R. 2 W., (4600-5000 Blocks of South Pennsylvania Avenue) from "D-M" Multiple Dwelling District to "A" One Family Residence District be granted because the petition was requested in connection with the approval of the plat of this area, and such zoning was at that time considered appropriate.

Motion carried.

Mrs. Donald W. McKim appeared before the Board to explain a suggested develop-



ment program of professional offices at the N.E. Corner of Pennsylvania Avenue and Cavanaugh Road and stated that two prospective purchasers were interested in this program. The extent of office development in regard to height and area was discussed. Ten residential property owners from the area appeared to oppose the rezoning of this property stating that they had made their investment in their home on the basis that the area would be a residential area and presented a petition signed by 72 people in support of this contention. Mr. Schmachtenberger, a member of the Board of Zion Lutheran Church, also appeared in behalf of his church to protest this rezoning. It was moved and supported that we recommend to the City Council that the petition to rezone property Commencing at a point 57.75 feet East and 40 feet North of the Southwest corner of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, thence North 411 feet, thence East 264 feet, thence South 411 feet, thence West 264 feet to point of beginning, from "D-M" Multiple Dwelling to "D-1" Professional Offices; also Lot 59, Penn-Way Sub. from "B" One Family Residence to "D-1" Professional Offices; also property Comm. at the S.W. Corner of Lot 59, Penn-Way Sub., thence South 66 ft., thence East 132 feet, thence North 66 ft., thence West 132 ft. to point of beginning, from "A" One Family Residence District to "D-1" Professional Offices District, (N.E. Corner of Pennsylvania Avenue and Cavanaugh Road) be not granted because the requested zoning is not appropriate in this area. The "D-1" Professional Offices District is designed for the area surrounding the Central Business District.

Motion carried.

It was moved and supported that the petition by Lee C. Dramis to rezone the East 112 $\frac{1}{4}$  feet of Lot 12, Block 22 and the South forty-four (44) feet of the East 112 $\frac{1}{4}$  feet of Lot 13, Block 22, all in Park Place Addition to the City of Lansing, Ingham County, Michigan (N.W. Corner of West Mt. Hope Avenue and Bradley Street) from "C" Two Family Residence District to "E-1" Drive-In Shop District be tabled because there are not enough votes to determine this matter since Commissioner Sinas has disqualified himself from voting because of his firm's interest in this property.

Motion carried.

The matter of making a recommendation to the City Council as to the use of properties at the N.W. Corner of Kalamazoo Street and Pennsylvania Avenue and at 917 E. Kalamazoo Street was discussed. It was pointed out that it would be inadvisable for the Board to recommend any one specific use. It was moved and supported that we report to the City Council that this property could be used for single family and two family residences, schools, churches, libraries, community centers,

educational and religious institutions, one dorm, multiple dwellings, boarding and lodging houses, charitable institutions, private clubs, fraternities, and lodges with their accessory buildings.

Motion carried.

The petition from property owners in the area of the A & W Root Beer Drive-In at 3200 S. Cedar Street requesting that action be taken to clear the neighborhood of dust and dirt problem caused by this establishment was discussed. After some discussion as to the lack of jurisdiction of the Planning Board in this matter, it was moved and supported that a communication be sent to City Council advising them that present City Ordinances, namely, the "J" Parking Section of the Zoning Ordinance and City of Lansing Ordinance No. 199 "relative to parking lots" are being violated and this matter does not come under the jurisdiction of the Planning Board.

Motion carried.

The tabled petition to close the alley in the rear of Colonial Village Baptist Church, 2010 Boston Blvd., including their property South to Cooper Street off W. Mt. Hope Avenue, was again discussed. Mrs. Doris Watson, Manager of the apartment building at 2000 Boston Blvd., and the Pastor of the Grace Methodist Church appeared at the meeting to protest the closing of this alley stating that future traffic conditions and parking conditions make it necessary to develop this alley. It was moved and supported that we recommend to the City Council that the alley in the rear of Colonial Village Baptist Church, 2010 Boston Blvd., including their property South to Cooper Street off W. Mt. Hope Avenue, be not vacated so as to permit ingrees and egress in the rear of property from both streets.

Motion carried.

The Ordinance Committee of the Board presented a suggested Ordinance for grading and hard surfacing of alleys, which was discussed. It was moved and supported that a copy of this suggested Ordinance be submitted to the City Attorney for his legal opinion on it.

Motion carried.

The Ordinance Committee of the Board submitted prepared rules of Administrative Procedure of the Planning Board, which were briefly discussed. A copy of the rules were given to each Board Member for study before the next meeting. It was moved and supported that this matter be tabled to the next meeting.

Motion carried.

A letter from Mr. J. G. Moffitt regarding new State Office Buildings and their effect on downtown property values was read. It was moved and supported that the matter be referred to the Committee on Public Lands and Buildings.

Motion carried.

The Director reported that within the next year reports in connection with the new Master Plan should be ready for printing and that, since map and exhibit sizes to be included in the report must be determined upon at this time so that work may proceed on them, it is important that a request be made at this time to the City Council for a commitment of sufficient funds in the next budget to defray the cost of printing these reports. On the basis of rough estimates of the cost of printing these reports, it was moved and supported that a communication be sent to the City Council requesting a commitment for \$5,000 to be placed in the next budget for the

purpose of printing the Master Plan Report.

Motion carried.

The Director reported that thought should be given at this time to a 6 Year Capital Development Program which must be submitted to the City Council early in February in accordance with the requirements of the City Charter. It was moved and supported that the Director prepare a letter to all boards and departments requesting necessary information to develop a 6 Year Capital Development Program and that this letter be submitted to the Public Lands and Buildings Committee of the Board for their comments and approval.

Motion carried.

The meeting adjourned at 11:40 P.M.

VICTOR G. LEYER,  
Secretary.



mated amount of money needed to cover the construction and also furnish the necessary easements required.

4. That the Board of Public Service recommend to the City Council that a relief drain be constructed in Winston Avenue from Mosley north, in accordance with the plan on file.

It was moved and supported that the

reports of the Committee on Sewers and Sewage Disposal be accepted.

Motion carried.

Meeting adjourned 10:35 P.M.

Respectfully submitted,

ROLAND RHEAD,  
Secretary.

## OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

### Proceedings, October 3, 1957

October 3, 1957

City Hall Annex

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Vice-Chairman, John Brisbin, at 7:30 P.M.

#### ROLL CALL

Present: Commissioners Brisbin, Leadley, Miller, Obrecht, Ridenour, Sinas and Toebe—7.

Councilmen Belen and Potter (Council Committee).

Absent: Commissioner Froh—1.

The proceedings of the regular meeting of September 5, 1957, were approved.

It was moved and supported that we recommend to the City Council that the petition by Royal W. Arend and George D. Jakeway to rezone the E. 120 ft. of the N. 50 ft. of Lot 15, Block 2, Oakcrest Subd. (3300 Block S. Cedar Street) from "F" Commercial District to "H" Light Industrial District be not granted because the establishment of a "H" Light Industrial District in this location would constitute "spot zoning" as the area is not a logical location for an Industrial District and any spot change allowing this would not be based upon a comprehensive plan.

Motion carried.

Commissioner Sinas arrived at 7:40 P.M.

It was moved and supported that we recommend to the City Council that the petition by William J. Warner to rezone property commencing 571 ft. west of the southeast corner of the south 38 acres of the S.  $\frac{1}{2}$  of the S.E.  $\frac{1}{4}$  of Section 33, T4N, of R2W, Lansing Township, (now City of Lansing), Ingham County, Michigan, thence west 213 ft., thence north parallel to the east Section line to the north line of the south 38 acres above described, thence east 213 ft., thence south to beginning (500 Block E. Jolly Road), from "A" One-Family Residence District to "D-M" Multiple Dwelling District be granted provided the extension of Wildwood Avenue be dedicated and that road access be dedicated to the west because the requested zoning is a logical use for the property in question and has the necessary area, access to major trafficway, and other features to warrant its use for multiple dwellings.

Motion carried.

Mr. Richard C. Shepler presented to the Board a petition signed by the property owners in the area stating that they have no objection to the specific use he intends to make of the property at 1412 S. Pennsylvania Avenue. It was pointed out that "D-1" Professional Offices District in this area would permit many uses which could cause a traffic problem and be detrimental to the surrounding property values.

After considerable discussion, it was moved and supported that we recommend to the City Council that the petition by Richard C. Shepler to rezone Lot 3, Block 5, Assessor's Plat #20 from "C" Two-Family Residence District to "D-1" Professional Offices District be granted.

Motion lost.



It was moved and supported that the previous motion be rescinded and the matter be reconsidered.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Richard C. Shepler to rezone Lot 3, Block 5, Assessor's Plat #20 from "C" Two-Family Residence District to "D-1" Professional Office District (1412 S. Pennsylvania Avenue) be granted.

Motion lost.

It was moved and supported that our minutes and the communication to the City Council indicate that five votes were recorded in favor of the rezoning.

Motion carried.

Commissioner Miller stated that he thinks he should disqualify himself from voting on the rezoning of the property owned by Edward W. Sparrow Hospital Association inasmuch as he is a member of the Board of Trustees.

It was moved and supported that since Commissioner Miller has no financial interest in this matter that he be qualified to vote.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Edward W. Sparrow Hospital Association to rezone Lots 7, 8, 9 and the east 27¾ ft. of Lot 10, Block 1, Ingersols Addition, Lot 1, Downers Sunnyside Addition, also a parcel commencing at the northeast corner of Lot 8, Block I, Ingersols Addition, thence south 6 rods, thence east 16½ feet, thence north 6 rods, thence west to beginning (1120, 1126, 1130, 1134, 1136, 1138, and 1140 Jerome Street) from "D-M" Multiple Dwelling District to "D" Apartment District be granted because the requested zoning is a logical use of the property in question.

Motion carried.

Mr. Victor C. Anderson, Attorney for Foster-Schermerhorn-Barnes, Inc., explained to the Board the proposed use of property in the 1100 Block N. Washington Avenue.

It was moved and supported that we recommend to the City Council that the petition by Foster-Schermerhorn-Barnes, Inc., to rezone the W. 107.25 ft. of Lot 5,

Block 33, from "D" Apartment District to "F-1" Commercial and the E. 57.75 ft. of Lots 4 and 5, Block 33, from "D" Apartment District to "J" Parking District (1100 Block N. Washington Avenue) be granted because the requested zoning is a logical extension of an existing "F-1" Commercial District and is properly located for the proposed use. The screening as required by the zoning ordinance shall consist of a properly treated redwood or cedar fence, said fence to be of the louvered type with boards running perpendicular to the ground and five feet six inches in height on the east side of the parking lot.

Motion carried.

Mr. LeRoy Rulison explained to the Board that it would be agreeable with him to rezone only that portion of his property facing on Grand River Avenue at the N.E. corner of Clark and Grand River Avenue. It was pointed out that his accessory building extends into the property on Clark Street. Lack of Off-Street parking area and an alley for loading and unloading purposes on this and other properties in the block were also pointed out.

It was moved and supported that we recommend to the City Council that the petition by LeRoy Rulison to rezone Lots 53 and 54, Otto's Addition, from "B" One-Family Residence District and Lot 55 and north 34 ft. of Lot 56, Otto's Addition, from "C" Two-Family Residence District, to "F" Commercial (N.E. corner of Clark and Grand River Avenue) be not granted because the establishment of an "F" Commercial District in this location would constitute "spot zoning" since it would create a small section of "F" Commercial District in a residential area and would be a definite encroachment on the residential area by a commercial use.

Motion carried.

Commissioner Sinas stated that he has an interest in the property at the N.E. corner W. Mt. Hope and Bradley Avenues and believes that this should disqualify him from voting on the rezoning of this property. He stated that he would not vote on this matter.

It was moved and supported that the petition by Lee C. Dramis to rezone the east 112¾ feet of Lot 12, Block 22, and the south forty-four (44) feet of the east 112¾ feet of Lot 13, Block 22, all in Park Place Addition to the City of Lansing, Ingham County, Michigan, (N.W. corner of W. Mt. Hope Avenue and Bradley Street) from "C" Two-Family Residence District to "E-1" Drive-In Shop District be not granted because the establishment of an "E-1" Drive-In Classification at this location would constitute "spot zoning" since it would create an area of "E-1" Drive-In Shop in a block zoned entirely "C" Two-Family Residence and the rezoning would not be based upon a comprehensive plan and would cause the encroachment of com-



mercial use on the homes in the area. The property in question is still economically suitable for the permitted uses under its present zoning classification and there has been evidence of residential construction in the immediate area on lots which the same environment as the area in question, which indicates its potential residential use.

Motion carried.

The Director pointed out that a petition for the same zoning of the same property at the N.W. corner of W. Mt. Hope and Bradley Streets had been filed in October of 1956 and was tabled at that time at the request of the petitioner who is no longer the owner.

It was moved and supported that we recommend to the City Council that the petition by V. M. Curry to rezone the east 112.75 ft. of Lot 12, Block 22, Park Place Addition, and the east 112.75 ft. of S. 44 ft. of Lot 13, Block 22, Park Place Addition, City of Lansing, County of Ingham, Michigan, (N.W. corner W. Mt. Hope and Bradley Streets) from "C" Two-Family Residence District to "E-1" Drive-In Shop District be not granted because the petitioner has no further interest in the property.

Motion carried.

Mrs. McKim presented a modification of her request to rezone property at the N.E. corner Pennsylvania Avenue and Cavanaugh Road to "D-1" Professional Offices District. Mr. Otto Kern, spokesman for the interested property owners in the area, present as well as not present, stated that the people in the area were still opposed to the rezoning of this large area to "D-1" Professional Offices District on the basis that it would cause a traffic hazard and devalue their properties. Mr. Patrick, member of the Board of Penn-Way Church of God, stated that the Church had no objection to the change in zoning.

It was moved and supported that we recommend to the City Council that the petition to rezone property commencing at a point 57.75 ft. east and 40 ft. north of the southwest corner of the west  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 34, thence north 411 ft., thence east 264 ft., thence south 411 ft., thence west 264 ft. to point of beginning, from "D-M" Multiple Dwelling to "D-1" Professional Offices; also Lot 59, Penn-Way Subd. from "B" One-Family Residence District to "D-1" Professional Offices; also property commencing at the S.W. corner of Lot 59, Penn-Way Subd., thence south 66 ft., thence east 132 ft., thence north 66 ft., thence west 132 ft. to point of beginning from "A" One-Family Residence to "D-1" Professional Offices District, owned by Mr. and Mrs. Donald McKim be not granted because the requested zoning is not appropriate in this area and the establishment of business or offices in this area would cause a traffic hazard and be hazardous to children of the area going to and

coming from school. (N.E. corner of Pennsylvania Avenue and Cavanaugh Road.)

Motion carried.

It was moved and supported that we recommend to the City Council that the 6-ft. areaway left for a pedestrian walkway between Cambridge Road and Westchester Road be vacated in accordance with the request of the adjoining property owners.

Motion carried.

A letter from Mr. J. G. Moffitt regarding the effect of the proposed state office building on the downtown office buildings which had been referred to the Planning Board was read and discussed.

It was moved and supported that a communication be sent to the City Council reading as follows:

"The Planning Board, in the absence of complete studies, does not challenge the statements made by Mr. J. G. Moffitt, Manager of the Tussing Building Corp., in his letter dated August 15, 1957, to Mayor Crego and the Members of the City Council. However, the proposed office building to be built by the State of Michigan is expected to be built within the Capitol Development Area, an area which has been set aside in the Master Plan of the City for development by governmental buildings. The policy regarding time and location within the Capitol Development Area of governmental buildings is decided by the State Legislature. In the opinion of the Planning Board, this matter is beyond the jurisdiction of the Planning Board or the City Council. The matter should be discussed with the proper agency."

Motion carried.

Communications from the State Highway Department regarding sale of property at the N.W. and S.W. corners of Saginaw Street and Grand Avenue which had been referred to the Planning Board were read and discussed.

It was moved and supported that we recommend to the City Council that the property now owned by the State Highway Department at the S.W. corner of Saginaw Street and N. Grand Avenue be purchased by the City for development of an off-street parking lot and that the "D-1" Professional Offices District be extended in the block bounded by Saginaw Street, Washington Avenue, Madison Street, and the Grand River eastward to the west line of Grand Avenue extended and that after such rezoning has been accomplished, the property owned by the State Highway Department on the north side of the 100 Block of E. Saginaw Street, be sold with the understanding that access to the property shall be from Grand Avenue extended only and that if this property cannot be rezoned to "D-1" Professional Offices District at this

time, that the property be purchased by the City and held until such time as the rezoning to "D-1" Professional Offices District can be accomplished.

Motion carried.

It was moved and supported that we recommend to the City Council that that part of Lot 1, Block 53, west of the west line of Grand River Avenue extended be rezoned from "H" Light Industrial District to "D-1" Professional Offices District.

Motion carried.

The Director reported that the City Attorney has advised that an ordinance for grading and hard surfacing of alleys should be held in abeyance at this time as he is extremely doubtful of the validity of such an ordinance at the present time.

It was moved and supported that this matter be tabled indefinitely.

Motion carried.

It was moved and supported that the matter of Rules of Administrative Procedure be tabled till the next meeting.

Motion carried.

Vice-Chairman Brisbin informed the Board that the matter of the State Highway Department's agreement with the City Council on the designation as a State Highway improvement of Sheridan Street,

Jefferson Street and Oakland Avenue has been referred to the Planning Board for study and recommendation and referred the matter to the Streets Committee.

It was moved and supported that the Chairman of the Board call a special meeting of the Board to consider this matter at such time as the Streets Committee is ready to make a full report.

Motion carried.

The Director advised the Board that a communication regarding its work on Urban Renewal should be sent to the City Council in October.

It was moved and supported that we send a communication to the City Council as follows: "The Planning Board wishes to advise your Honorable Body that the matter of Urban Renewal has been investigated for the past number of months. The Urban Renewal Committee has visited another City which has had preliminary approval of an Urban Renewal project and has viewed the site of the project as well as the detail information required by the Housing and Home Finance Agency. The Planning Board does not feel able to make a report to City Council at this time but expects to be able to make a complete report within 60 days."

Motion carried.

The meeting adjourned at 12:00 midnight.

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, November 7, 1957

November 7, 1957,

City Hall Annex,  
Lansing, Michigan.

The regular meeting of the Planning Board was called to order by the Chairman, LaRoy Froh, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Brisbin, Froh, Leadley, Miller, Obrecht, Ridenour and Sinas—7.

Councilmen Belen and Potter (Council Committee)—2.

Absent—Commissioner Toebe—1.

The proceedings of the regular meeting of October 3, 1957, were approved.

Mr. James Harvey, Treasurer-Manager of the Motor Wheel Employees Credit Union, appeared before the Board with drawings in support of his request for rezoning of property in the 2100 Block N. East St. Commissioner Laurence Miller offered to disqualify himself from voting on this matter since he is a member of the Motor Wheel Employees Credit Union. It was the unanimous decision of the Board that Mr. Miller be permitted to vote on this matter since Motor Wheel Employees Credit Union is a non-profit organization. Mr. Harvey offered to deed the W. 20 feet of the E. 40 feet of this property for alley purpose to provide access to the rear of their property as this area develops commercially.

It was moved and supported that we recommend to the City Council that the E. 20 feet of the property described as Lot 1, Plat of Spencers Subd., and property commencing at the S.W. Corner of Lot 1, Spencer's Subd., thence S. 45 ft., thence East 116 ft., thence N. 45 ft., thence W. 116 ft. to point of beginning (2100 Block N. East St.) be rezoned from "B" One Family Residence District to "J" Parking District providing for a properly treated louvered Redwood or Cedar fence with boards running perpendicular to the ground five feet, six inches in height on the E. Line of the N. 57.75 ft. and that the W. 76 ft. of this property be rezoned from "B" One Family Residence District to "E" Apartment-Shop District because

the requested zoning is a logical use of the property in question and includes parking and access.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Howard and Letha Sober to rezone Lots 15 & 16, Morrison's Subd. (N.W. Corner of Williams & Division St.) from "C" Two Family Residence District to "E-1" Drive-In Shop District be not granted because the rezoning of this property would be spot zoning of property improperly located for a proposed drive-in use and would be detrimental to the surrounding residential property.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by H. R. Marple to rezone Lots 15, 16, 17, & 18, Ellendale Subd. (2101 W. St. Joseph St.) from "B" One Family Residence District to "H" Light Industrial District be granted and that Lots 7 to 14 and Lots 19 to 28, Ellendale Subd. and Lots 5 to 10 and Lots 18 to 23 of Smith's Subdivision also be rezoned from "B" One Family Residence District to "H" Light Industrial District because this zoning is a logical extension of the existing Light Industrial District and the area is economically and logically located for Industrial use.

Motion carried.

After discussion of possible future Capitol Development Area boundaries, it was moved and supported that we recommend to the City Council that the petition by Russell Finch to rezone Lot 4, Block 139, (420 S. Walnut St.) from "D-M" Multiple Dwelling District to "D-1" Professional Offices District be granted.

Motion carried.

Mr. Fred L. Kircher explained to the Board the urgency of action on his petition to rezone property in the 2300 Block N. Larch St. which was submitted to the City Council on November 4, 1957, and requested the Board to waive its rule requiring petitions to be filed on the second



Monday before the Board meeting for action at that meeting. It was moved and supported that the rule be waived and the petition by Mr. Kircher be considered at this meeting.

Motion carried.

Mr. Fred L. Kircher then explained his drawings in support of his petition to rezone a part of this property in the 2300 Block N. Larch St. from "J" Parking District to "F" Commercial District. After considerable discussion it was moved and supported that we recommend to the City Council that the petition by Fred L. Kircher to rezone property beginning 39 ft. North and 47.4 ft. West of the South West corner of Lot 71, Banghart Subd., thence North 50.43 ft., thence East 80 ft., thence South 50.43 ft., thence West 80 ft. to point of beginning, (2300 Block N. Larch St.) from "J" Parking District to "F" Commercial District be granted.

Motion carried.

A letter from Dr. B. E. Luck relative to rezoning of his property in the Capitol Development area at the S.W. Corner of Walnut and Ionia Sts. was read. It was moved and supported that the Chairman appoint a Capitol Development Committee and that this letter be referred to this Committee.

Motion carried.

It was moved and supported that we recommend to the City Council that the Plat of GardenAir Subd. be approved.

Motion carried.

It was moved and supported that the tentative Plat of Card's Subd. be tentatively approved.

Motion carried.

It was moved and supported that a letter be sent to the City Council as follows: The Planning Board wishes to advise your Honorable Body that Phases 2 and 3 of the agreement of the State Highway Department and the City Council relating to Saginaw St., Sheridan St., Jefferson St., and Oakland Ave. submitted to the Board by the Council, and Phase 1 of the agreement, which the Board has taken up on its own motion, have been thoroughly considered by the Board, after study and report by its staff, its consultants, its Streets Committee, and its Committee of The Whole and, on the basis of our present understanding of Phases 1, 2 and 3, the Board regards them as not feasible according to good planning principles and the necessities of traffic movement for the City of Lansing. Before making a final report, the Planning Board respectfully requests a meeting with the Mayor and City Council, sitting as a

Committee of The Whole, for a full discussion of this subject.

Motion carried.

A resolution by the City Council requesting the Traffic Board in conjunction with the Planning Board to consider the possibility of acquiring from the New York Central Railroad either by purchase or lease for off street parking, the railroad property located to the South of the New York Central railroad tracks (Bank Street) and West of South Washington Avenue, was read. It was moved and supported that we advise the City Council that a deficiency of parking spaces exists in this area as well as in some other areas in the City. In the area in question there is a deficiency of 35 to 40 parking spaces, 20 of which could be provided for on the property in question provided the 16½-ft. alley adjacent thereto is developed.

Motion carried.

A letter from Mr. and Mrs. Donald McKim asking that easements be withdrawn or limited on the vacated Robert St. East of Pennsylvania Ave., was read. It was moved and supported that we recommend to the City Council that the rights of easements on the vacated Robert St. from Pennsylvania Ave. to 132 ft. East thereof be limited to the East 5 feet thereof.

Motion carried.

A petition signed by eleven property owners requesting the investigation of the possibility of extending the alley S. of Jerome St. W. of Ferguson St. thus giving a continuous alley from Custer to Ferguson St., was read. It was moved and supported that we recommend to the City Council that the alley South of Jerome St. from Custer St. be extended to Ferguson St. and that the financing regarding the City's share and the property owners' share, based on their respective benefits, be arranged by the City Council, pointing out that this transaction may establish a policy for future transactions.

Motion carried.

A letter from the Director of Finance advising the Board that budget estimates for the year beginning July 1, 1958 and ending June 30, 1959, must be delivered to the Director of Finance not later than February 1, 1958, in accordance with Charter provisions, was read. It was moved and supported that the Chairman appoint a budget committee and that the letter be referred to the Budget Committee.

Motion carried.

It was moved and supported that the tabled Rules of Administrative Procedure of the Planning Board be referred to the Committee of The Whole.

Motion carried.

The meeting adjourned at 11:00 P.M.

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, November 27, 1957

November 27, 1957.

### ROLL CALL

Present—Commissioners Gibbs, Callard, Baguley, Feeman, Graff, Hutchens and Ruble—7.

Commissioner Mautz was excused.

The Park Board met in special session at 10:00 a.m. having been called by the President, to consider the rental of 111 S. Cedar Street, exclusive of the building thereon.

Bids were opened from the England-Cook

Company and the Capitol Automotive Company and were read as follows:

Capitol Automotive Company.....\$305.00

England-Cook Company .....\$126.00

Moved by Commissioner Callard that the high bid of Capitol Automotive be accepted and that rental be continued to this firm, the new rate to commence on January 1, 1958.

Carried.

Meeting adjourned.

CHARLES G. HAYDEN,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, December 18, 1957

December 18, 1957

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Vice-Chairman, John Brisbin, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Brisbin, Leadley, Miller, Obrecht, Ridenour, Sinas and Toebe—7.

Councilmen Belen and Potter (Council Committee)—2.

Absent—None.

The proceedings of the regular meeting of November 7, 1957, were approved.

Mr. Paul Titus, spokesman for property owners in the vicinity of Saginaw and Cleveland Streets spoke in opposition to the rezoning of property at the N.W. corner of Saginaw and Cleveland Streets. He stated that the property in this area is all owner occupied and that any commercial use of this property would create additional traffic congestion because more cars would be parked on the street, will be detrimental to the neighborhood and will degrade and depreciate property values in this area. Mr. Lynn Reynolds, 731 Cleveland Street, stated that he works for a delivery company and has many times delivered oil filter cartridges to the petitioner's house indicating to him that storage of merchandise will be included in the use of the property if the property is rezoned.

It was moved and supported that we recommend to the City Council that the petition by O. J. Beets to rezone Lots 3 and 4, Block 1, F. C. Taylor's Re-Plat of Dell's Subdivision of Lot 14, Seymour's Subdivision, (N.W. corner Cleveland and Saginaw Streets) from "B" One-Family Residence District to "F" Commercial District be not granted because the requested zoning is improperly located and is not in conformity with the proposals of the Master Plan. The use would be an encroachment

on the residential area to the East. The logical place to make the transition from commercial to residential use is on the rear property line between the existing commercial area and the residential property on the west side of Cleveland Street.

Motion lost.

It was moved and supported that we recommend to the City Council that Lots 3 and 4, Block 1, F. C. Taylor's Replat of Dell's Subdivision of Lot 14, Seymour's Subdivision (N.W. corner Cleveland and Saginaw Streets) owned by O. J. Beets be rezoned from "B" One-Family Residence District to "D-1" Professional Offices District. After discussion, it was moved and supported that this matter be tabled.

Motion carried.

It was moved and supported that the petition by Donald Ruthruff and Edward Kramer to rezone property beginning at a point which is 60 ft. west and 60 ft. south of the southwest corner of Mt. Hope Ave. and Pattengill Ave. in the City of Lansing, Ingham County, Michigan; thence south parallel with the west line of Pattengill Ave. 170 ft.; thence west five ft.; thence north parallel with the west line of Pattengill Ave. 100 ft.; thence west parallel with the S. line of Mt. Hope Ave. 67 ft.; thence north parallel with the west line of Pattengill Ave. 70 ft.; thence east parallel with the S. line of Mt. Hope Ave. 72 ft. to the point of beginning (S.W. corner of Pattengill and W. Mt. Hope Ave.) from "J" Parking to "F" Commercial District be tabled, as requested by the petitioners, to the February meeting.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by D. G. Eberly to rezone Lot 4, of Block 5, Assessor's Plat #20 (1400 Block S. Pennsylvania Ave.) from "C" Two-Family Residence District to "D-1" Professional Offices District be granted.

Motion carried.



Mr. Earl Pierson represented the owner and prospective purchaser in the petition to rezone property at 4904 S. Cedar St. He stated that the prospective purchaser is interested in building offices for two doctors and two dentists and also described the ownership and use of the property on S. Cedar Street.

It was moved and supported that the petition by Cecil and Hazel Elliott to rezone property beg. at point 498 ft. S. of N. line of S.W.  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$ , Section 33, T4N, R2W, and 215 ft. west of the centerline of Cedar Street; thence south 129 ft.; thence E. 215 ft.; thence N. 129 ft.; thence W. 215 feet, to the place of beginning (4904 S. Cedar Street) from "A" One-Family Residence District to "D-1" Professional Offices District, be granted.

Motion carried.

A letter from Joseph D. DeMarco, addressed to the City Council and referred to the Planning Board, requesting the vacating of Euclid Place between Pennsylvania Ave. and Bement Street was read. Mr. Richard Brake, Attorney, represented the petitioner and advised the Board that the C. & O. Railroad had verbally agreed that they have no use for their half of the street if it were vacated and would probably deed the S.  $\frac{1}{2}$  of the vacated street to Mr. DeMarco. He also stated that if the entire property through vacating of the street and a deed from the C. & O. Railroad came under control of the petitioner, the petitioner would be willing to enter into an agreement to option back the vacated street to the City for one dollar or any other condition permitting the City to acquire the vacated street at such time as it seems desirable and that until such time as the City might again acquire the vacated street the petitioner would seek the consent of the City before any building were put on the vacated area. It was suggested that the statements of the Attorney be submitted to the Planning Board in writing.

It was moved and supported that this matter be tabled until receipt of the written statement from the petitioner or his attorney.

Motion carried.

A petition from Fred G. Barker and Homer W. and Alice V. Warner requesting the vacating of the alley north of Michigan Ave. running E. and W. from Rumsey to Marshall Street which had been referred from the City Council to the Planning Board was read.

After a brief discussion of the Over-All Alley Program along E. Michigan Ave., it was moved and supported that the petition be not granted since it is not in accordance with the Over-All Alley Development Program along E. Michigan Ave.

Motion carried.

The Director explained to the Planning Board that a deed for alley purposes in connection with the property of the Motor Wheel Employees Credit Union in the 2100 Block N. East Street had been received and had not been forwarded to the City Council because the deed stipulated that if an alley is not constructed in this area within seven years of the date of the deed, property shall revert to the Motor Wheel Employees Credit Union or their successors. Attorney James Davis, representing the Motor Wheel Employees Credit Union, explained to the Board that it was the feeling of the Credit Union that a time limit should be placed in the deed to the alley at the rear of their property in the 2100 Block N. East Street.

It was then moved and supported that the Director be directed to send the deed as received to the City Council with the recommendation that the deed be accepted.

Motion carried.

Vice-Chairman Brisbin turned the gavel over to Commissioner Obrecht asking him to preside during the discussion of the Rules of Administrative Procedure.

After considerable discussion, it was moved and supported that the Rules of Administrative Procedure provide that the affirmative vote of six members of the Planning Board is required to recommend the rezoning of property to the City Council.

Motion carried.

Vice-Chairman Brisbin again assumed the Chair.

After further discussion, it was moved and supported to substitute for the foregoing resolution that the affirmative vote of six members of the Planning Board is required to make any recommendation to the City Council.

Motion carried.

It was then moved and supported that the Rules of Administrative Procedure of the Planning Board as completed by the foregoing resolutions be accepted. (Copy on file.)

Motion carried.

The Director requested a clarification on the procedure to be employed by the Planning Staff regarding petitions for rezoning.

After a brief discussion, it was moved and supported that the matter be tabled to the next meeting.

Motion carried.

The Director reported briefly on the response of the request for Capitol Improvement Reports from the various departments.

Vice-Chairman Brisbin appointed the members of the Public Lands and Buildings Committee, namely Commissioner Miller, Chairman, and Commissioner Sinas and Commissioner Toebe to act as the Capitol Development Committee. He also appointed Commissioner Toebe, Chairman, and Commissioner Miller and Commissioner Obrecht to the Finance Committee.

It was moved and supported that the Board proceed to elect a Chairman and Vice-Chairman for the balance of the year.

Motion carried.

It was moved and supported that Com-

missioner Brisbin be elected Chairman for the balance of the year.

Motion carried.

Commissioner Ridenour nominated Commissioner Obrecht and Commissioner Obrecht nominated Commissioner Sinas for Vice-Chairman.

It was moved and supported that Commissioner Obrecht be elected Vice-Chairman for the balance of the year.

Motion carried.

The meeting adjourned at 11:35 P.M.

VICTOR G. LEYRER,  
Secretary.

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## OFFICIAL PROCEEDINGS OF THE TRAFFIC BOARD OF THE CITY OF LANSING

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### Special Meeting, Saturday, December 21, 1957

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December, 21, 1957,

Room 623,  
City Hall.

Present—Board Members Corwin, Broadbent, Hager, Taylor, Wellman, Winegardner—6.

Ex-Officio Warner—1.

Absent—Board Members Harrison, Jeffreys—2.

Ex-Officio Peck—1.

Meeting was called to order Chairman Corwin at 9:25 A.M.

After much discussion as to wording a letter concerning the Traffic Board's engineer was formulated for transmission to City Council. The Board expressed confidence in the qualifications, experience, and ability of its engineer.

It was decided to hold another special meeting to consider a final draft of a letter from the Traffic Board to City Council relative to the handling of traffic and parking matters.

Meeting adjourned at 11:15 A.M.

Respectfully submitted,

LANSING TRAFFIC BOARD  
Allen T. Hayes,  
Secretary.